



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web:
www.sammamish.us

April 12, 2017

King County Dept. of Natural Resources and Parks
Attn: Gina Auld
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855
gina.auld@kingcounty.gov

Hand Delivered

RE: East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414 – First review and request for additional information

Dear Ms. Auld,

This letter is to provide you initial comments, a request for additional information, and a status update on your project, East Lake Sammamish Trail Inglewood Parking Lot (SSDP2016-00414). As you are aware, this proposal was subject to a 30-day public comment period that ended on January 27, 2017 and generated many public comments. The public comments were transmitted via CD along with a comment summary matrix to King County Department of Natural Resources and Parks on March 22, 2017, which you picked up from Sammamish City Hall.

The City of Sammamish has reviewed the information submitted by King County Department of Natural Resources and Parks on October 19, 2016 and November 30, 2016. Additionally, City staff have reviewed all public and agency comments received. Please respond to and/or address each comment received, either through direct response to the comment, or by indicating how the issue(s) raised by the commenter has been addressed in the project plans. Similarly, if you contend the comment is outside of the scope of the SSDP permit review, please indicate why you believe that is the case. Below is a summary of comments received:

I. **Summary of Public Comments Received:**

A. Critical Areas:

- Concern over construction within a wetland buffer and how it will be protected

B. ROW:

- Dispute with County ownership of ROW and survey boundaries

C. Stormwater:

- Concern over increased runoff, hard surfaces, and pollutants
- Water quality a concern during construction
- Keep storm piping sizing consistent and not create unnecessary backup of water or flooding

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D Access:

- Concern over removal of existing driveway associated with Kokomo Drive
- Installation of rockery and removal of existing access road will make backing out of area homes impossible
- Pave existing gravel driveway instead of removing it
- Changing slope of driveways will not allow emergency vehicles and other large vehicles/trailers access to homes
- ADA access needs to be provided to both trail users and residents
- Assurances that access will be available to homes during construction and that driveways will not be damaged
- Provide designs for staircases to be changed/replaced
- Explain how was the shared stair access scenarios were determined by King County
- Access for residents during trail construction
- Concern over access to the Inglewood Beach Club property for members

E Staging Area:

- Explain where equipment will be stored during construction

F Parking:

- Re-design rockery to allow for more resident parking
- Concern over removal of existing residence parking
- Concern that garbage storage area is proposed to be removed
- Explain whether the parking lot will be gated after hours

G Trail Width/Location:

- Explain reasoning for proposed trail alignment
- Trail should not be improved outside existing footprint
- Clearing and grubbing limits are not designated for a portion of this plan set

H Lighting:

- Explain lighting plan and how it will affect surrounding residences
- Explain whether there will be lights on the trail or in the parking lot

I Restroom:

- Concern of odor from restrooms
- Concern of aesthetics of restroom facility and that it shouldn't be in view of any residence
- Autolock should be installed to close the facility at night

J Safety:

- Do not move access road closer to the existing helicopter operations area
- Unsafe ingress and egress for new parking lot at already challenging intersection
- Parking lot access too close to Kokomo Drive
- County needs to protect homeowners from liability created from trail
- Explain who is patrolling trail, enforcing cyclist speed limit and preventing trespassing on private property
- Trail improvements will increase risk of vandalism, theft and trespassing
- Explain whether homeowners will be allowed to install security gates that align with the County's chain link fence
- Keep cyclists off of private driveways

K Trees:

- What is the plan for tree retention and minimal tree damage during construction
- The number of trees identified as dead and should be added to remove list
- Narrow trail to retain trees and shrubs where able

L Landscaping/Aesthetics:

- Existing facilities/trail/rockeries are not maintained, moss covered and overgrown.
 - No plans shown for landscape restoration after trail completion
 - Explain whether homeowners be allowed to plant new landscaping after trail complete
 - Replace chain link fence with split rail fence, which exists on other completed portions of the trail
- M Signage:
- Need to designate what is private property
- N Utilities:
- Locate and do not disturb existing water/sewer/power/telephone/cable etc. utilities already existing under and/or above ground
- O Privacy:
- Explain whether locking gates will be added to staircases to maintain privacy

Staff Review and Comments:

Please review and respond to the attached comments (attached in the form of a letter or memo to the file) from City of Sammamish Public Works Department, the East Side Fire and Rescue District, and Sammamish Plateau Water and Sewer District. Each issue/item identified within these letters/memos must be addressed. They have been included in the format submitted by the reviewer to ensure the technical content is retained. Similarly, the City of Sammamish Department of Community Development and the City of Sammamish Parks & Recreation Department have the provided comments which are incorporated directly into this letter for your response. In addition to responding to each issue/item included in the attached discipline review letters, please also respond directly to each issue/item listed below.

II. Department of Community Development – Lindsey Ozbolt, Associate Planner, P: 425.295.0527, E: lozbolt@sammamish.us

A Trail Design:

Staff has reviewed all application materials, public comments, and walked the site. Based on the current landscape of the area and the fact that this project is located within the Shoreline Jurisdiction of Lake Sammamish, it is important to address how the clearing and grubbing activity is limited so as to minimize the adverse impacts on the ecological functions and values of Lake Sammamish as discussed in the policies of the City’s Shoreline Master Program (SMP).

- 1 • Pursuant to Sammamish Municipal Code (SMC) 21A.30.210(3) and SMC 25.06.020(5), please provide further explanation and documentation as to how the proposed width of the clearing and grubbing limits is the minimum necessary consistent with the findings of the project EIS as well as the standards and requirements of the SMP, SMC, and AASHTO guidelines.
- 2 • Provide information regarding trail design speed and the posted trail speed limit for trail users.
- 3 • Provide updated trail use projections that were used in assumptions supporting design.
- 4 • Provide a narrative describing how trail use projections have changed from projections made in the project EIS.

B Trees:

Trees are an important resource within the City of Sammamish. The County provided a tree preservation plan in November of 2016 and has tagged trees within the project area as observed by City Staff on a site visit conducted in early April 2017, however an Arborist Report has not been provided as required by SMC. Although SMC 21A.37.230(b) allows for an exemption from City

approval when removing significant trees in public rights-of-way, written assessment performed by a qualified professional for the removal and retention of trees and other landscaping needs to be provided consistent with the SMP and SMC.

- 1 • Pursuant to SMC 21A.37.230 a Certified Arborist shall prepare a written evaluation. The written evaluation or report shall include all trees and landscaping; indicate which significant trees are to be saved, monitored, and removed pursuant to SMC 21A.37 and SMC 25.06; and provide a replanting plan. Please provide an Arborists Report compliant with these code sections.

C Critical Areas and Wildlife Habitat:

The Watershed Company, on behalf of the City, reviewed associated data/reports in reviewing the critical areas associated with this proposal. It is determined that this proposal avoids impacting critical areas. Please provide the following information for the project file:

- 1 • One (1) paper copy and one (1) electronic copy of the Critical Areas Study, East Lake Sammamish Master Plan Trail, South Sammamish Segment B prepared by Parametrix in September 2016.
- 2 • The FEIS discusses for example Pileated woodpeckers and other migratory birds however there was no documentation provided with this application that wildlife habitat was considered. Please provide documentation addressing the presence or absence of wildlife habitat in this project area.

D Parking Lot:

The parking lot and restroom facility is an allowed use as it is accessory to the primary permitted shoreline use of a public recreational use, the ELST Trail. There are a number of items that need to be addressed in regards to the parking facility regarding landscaping, lighting, ADA access and the restroom facility. Please provide additional information as outlined and requested below:

- 1 • Landscaping:
 - a ○ The landscape plan provided in the plan set does not appear to meet the landscaping requirements of SMC 21A.35.060. Update plans accordingly to include the correct maximum distance of no more than 100 feet between any parking stall and landscaping.
 - b ○ Landscaping for the interior of the parking lot facility is considered Type I pursuant to SMC 21A.35.030. For landscaping along street frontages, landscaping shall meet SMC 21A.35.040, 20 feet of Type II landscaping. Pursuant to SMC 21A.35.050, interior lot line landscaping shall be 10 feet of Type II landscaping. Please update the project plans to reflect required landscaping.
 - c ○ A berm(s) shall be incorporated into the parking lot for the purpose of shielding headlights from adjoining residential areas. Pursuant to SMC 21A.35.070(1) the berm shall not exceed a slope of two horizontal feet to one vertical foot (2:1). Update plan set to meet this requirement.
- 2 • Lighting:
 - Based on the information provided in the Preliminary Illumination Technical Memo provided to the City of Sammamish on November 30, 2016 it appears that the lighting standards in SMC 21A.30.230 are being met although the Memo does reference an incorrect code subsection. There was no mention of how the illumination plan meets SMC 25.06.020(6) for light and glare within the shoreline jurisdiction. Please update the Preliminary Illumination Technical Memo to take into consideration shoreline regulations, remove the incorrect reference to SMC 21A.30.220, include alternative lighting options addressed in SMC 21A.30.230 such as solar or motion sensor lighting where appropriate, and address SMC 21A.40.110(7) off-street parking plan lighting requirements.

- 3 • ADA Access:
 - Pursuant to SMC 21A.40.060, the parking lot facility shall provide handicap parking stalls (shown on plan set currently) and access to the trail/restroom facility. Please provide additional information in narrative and/or updated project plans to reflect the proper ADA accessibility requirements.
- 4 • Restroom Facility:
 - Detailed plans of the restroom facility are not required for the shoreline substantial development permit process. However, we respectfully ask that a dimensioned footprint with proposed directional placement be provided if available.

E Maintenance:

Numerous comments were provided from the public regarding maintenance of the facility and trail. Upon completion of Staff's review of the application materials, it is not clear that maintenance of the trail or parking lot facility has been addressed.

- 1 • Provide information regarding the anticipated maintenance schedule for the trail and associated facilities including but not limited to the parking lot and restroom facility pursuant to SMC 21A.30.220.

F Ownership:

Numerous comments were provided from the public regarding ownership. Although the County provided sufficient information to the City regarding ownership it would be beneficial if a written narrative that is easy to understand to the layperson and less technical were provided in addition to the information already received.

- 1 • Please provide a narrative regarding the history and current ownership of the Trail ROW as it relates to the real property include in this proposal. Please work with a public relations professional to ensure the narrative, which should tell the story behind the establishment of the rail corridor, the abandonment of the rail use, the rail-banking, the conversion to an interim trail, and the development of the current proposed trail, is understandable by the average community member. This narrative will be very helpful in clarifying the ownership questions that have been raised through public comment.

III. Parks & Recreation Department: - Angie Feser, Parks & Recreation Director, P: 425.295.0580, E: afeser@sammamish.us

A Lighting:

- Lighting should be carefully reviewed as this is likely to be of concern to neighbors. This includes both parking lot lighting and headlight glare. A modification of the lighting standards may be appropriate in this location to allow reduced parking lot lighting, although this must be requested by the applicant. Park operation (trail) is dawn to dusk, so lighting may not make sense, perhaps other than restroom security lighting, if any.

B Signage:

- Signage should address previous neighborhood issues of bike trail users using Kokomo Drive to enter and exit the trail. Signage was recently placed, maintain this signage and consider adding additional signage on the trail to indicate the proper exit point for southbound non-motorized traffic.

C Neighbor Concerns:

- Address the concern about ADA access to the trail for a disabled resident using a wheelchair who currently uses a driveway that is proposed for re-configuration/removal.
- Address emergency and service vehicle access.

- D • Previous issues discussed with Jobe's and also of concern to other residents:
 - Illegal driveway usage by cyclists and pedestrians
 - Design of parking lot bike access
 - Approved helicopter landing area, and the screen that current trees provide to prevent debris from flying around upon take-offs and landings. Address the concern about removal of trees/landscaping barrier and how that will affect the safety of trail users and the helicopter/operator.
 - Hang out zone-due to the trail end having a wood fence at a height suitable for sitting, people use it as a sitting hang out zone.
 - Cyclists and walkers using trail after Park hours

IV. Public Works Department: - Haim Strasbourger, Development Review Engineer, P: 425.295.0562, E: hstrasbourger@sammamish.us

Please see the attached Public Works Memo dated March 27, 2017 and marked up plan sheet. Each issue/item identified within this letter/memo must be addressed.

V. East Side Fire and Rescue: - Jeff Werre, Assistant Fire Marshal, CFM, P: 425.313.3324, E: jwerre@ESF-R.org

Please see the attached memorandum from Eastside Fire and Rescue dated March 30, 2017. Each issue/item identified within this letter/memo must be addressed.

VI. Sammamish Plateau Water: - Kyle Wong, Engineering Manager, P: 425.392.6256, E: kyle.wong@spwater.org

Please see the attached letter from Sammamish Plateau Water dated February 3, 2017. Each issue/item identified within this letter/memo must be addressed.

Project Status:

The City of Sammamish is notifying you that this application is considered pending until the above described items have been addressed and/or more information is provided to the City as required. Pursuant to SMC 20.05.100(1) - Permit issuance, City Staff has a target of 120 days from the date an application is deemed complete to the time a decision is made, in this case because it is a Type 4 Land Use Permit, the decision is in the form of a Staff Recommendation to the Hearing Examiner and Hearing Examiner Decision. In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limits have not been met and an estimated date for issuance of the Staff Recommendation. The formal notice of same is attached to this letter.

Reasons as to why Staff is unable to meet the target 120 day time limit are as follows:

1. East Lake Sammamish Trail Inglewood Hill Parking Lot Shoreline Substantial Development Permit (SSDP2016-00414) is a complex proposal requiring City Staff to utilize specialized City Consultants to provide adequate technical review;
2. This is a high profile project within the City of Sammamish and has generated a high volume of public involvement through public comment, phone calls, and in person conversation;
3. This application process has changed from a Type 2 to a Type 4 process due to approval of Ordinance O2016-410 and final approval by the Department of Ecology of the changes to the City's Shoreline Master Program; and

4. At least one more staff review is anticipated with a potential additional information request to the County prior to issuance of a Staff Recommendation and setting of a hearing date before the City's Hearing Examiner.

Staff anticipates processing of this application will proceed as follows:

1. Once the County responds to this first review letter, Staff anticipates the need for 30 days to review the County's response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 30 days;
2. Upon completion of final City review, it is anticipated that it will take up to 30 days to draft and issue Staff Recommendation to Hearing Examiner and issue Notice of Public Hearing; and
3. Public Hearing will begin no less than 14 days after the issuance of Staff Recommendation and Notice of Public Hearing.
4. It is anticipated that a decision will be made by the Hearing Examiner in Fall or Winter 2017.

Pursuant to SMC 20.05.100(4) a written notice explaining the status of the target 120 day time limit and project status will be provided to the public within 14 days of this letter.

Re-submittal Date:

The City is authorized to set a reasonable deadline for the submittal of corrections, studies, or other information when requested pursuant to SMC 20.05.100. **Therefore, please submit the requested information within 90 days, which is no later than close of business on July 11, 2017.** Failure to meet the deadline may be the basis for the City to cancel the application due to inactivity. An extension of the deadline may be granted upon submittal, by the applicant, of a written request providing satisfactory justification of an extension.

Intake Appointment Required:

A formal re-submittal is required. Revisions, corrections, or studies prepared in response to this letter must be submitted in-person as one consolidated/bundled package and will not be accepted by mail, courier, or email. An intake appointment is **required** for submittal of all requested information and may be applied for here: <http://www.sammamish.us/permits-regulations/permits-inspections/intake-appointment-request/>. Please provide four (4) paper copies (unless a different number of paper copies is specifically referenced) and one (1) electronic version of all information submitted during the intake appointment. Information **will not** be accepted if submitted any other way than through an intake appointment.

If you have any questions regarding the information presented in this letter or regarding review of the project proposal, please contact me at 425.295.0527 or by email at lozbolt@sammamish.us.

Sincerely,



Lindsey Ozbolt
Associate Planner
Community Development Department
City of Sammamish
425-295-0527
lozbolt@sammamish.us

Enclosures: (all provided on CD only)

- Public Comments
- Public Comments matrix
- Agency Comments
- Staff Comments
- The Watershed Company – Inglewood Hill Road Parking Lot – Environmental Review letter, dated March 22, 2017
- Notice of 120 Day Clock Exceedance for Shoreline Substantial Development Permit (SSDP) East Lake Sammamish Inglewood Hill Parking Lot – SSDP2016-00414.
- Status of East Lake Sammamish Trail Inglewood Hill Parking Lot Shoreline Substantial Development Permit (SSDP2016-00414), dated April 12, 2017

cc:

Jeff Thomas, Community Development Director	<i>via email</i>
David Pyle, Community Development Deputy Director	<i>via email</i>
Steve Leniszewski, Public Works Director	<i>via email</i>
Haim Strasbourger, Development Review Engineer	<i>via email</i>
Tawni Dalziel, Public Works Senior Stormwater Program Manager	<i>via email</i>
David Linehan, Kenyon Disend, PLLC	<i>via email</i>
Kim Pratt, Kenyon Disend, PLLC	<i>via email</i>
Frank Overton, King County Parks Capital Project Managing Supervisor	<i>via email</i>
Jenny Bailey, Parametrix	<i>via email</i>
Project File	

East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414

I. Summary of Public Comment Received		
Item/Topic	City of Sammamish Comments	King County Responses
A. Critical Areas		
1	Concern over construction within a wetland buffer and how it will be protected	There aren't any critical area impacts resulting from the Inglewood Hill Road Parking Lot project. Generally, construction will be confined to the limits shown on the plans with placement of construction fencing.
B. ROW		
1	Dispute with County ownership of ROW and survey boundaries	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
C. Stormwater		
1	Concern over increased runoff, hard surfaces, and pollutants	King County is designing drainage for the trail in accordance with the King County Surface Water Design Manual and City of Sammamish 2016 Surface Water Design Manual Addendum ("Surface Water Manual"), the most current regulations that govern surface water management for development of property. The manual addresses increases in run-off that result from the project. The City of Sammamish will confirm compliance during the permit review process. Trails are non-pollutant-generating surfaces under the manual.
2	Water quality a concern during construction	See response to Comment I.C.1.
3	Keep storm piping sizing consistent and not create unnecessary backup of water or flooding	The County will ensure that drainage structures on King County property are sufficient to accommodate the natural flow of water onto the ELST corridor. As part of the redevelopment of the ELST, King County has conducted an extensive analysis of the drainage/stormwater patterns in the area of the corridor. Obstructions or blockages identified within the County-owned corridor are being fixed. Downstream property owners are being notified if obstructions or blockages are identified downstream of the corridor. Downstream property owners have a duty to accommodate the natural flow of water onto their property. While property owners may replace natural drainage structures with a pipe or other artificial conveyance system, it must be sufficiently large to accommodate the natural flow of water. Once artificial structures are constructed, property owners have a continuing obligation to maintain them in good working order to ensure proper functioning of the drainage system.
D. Access		
1	Concern over removal of existing driveway associated with Kokomo Drive	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	Installation of rockery and removal of existing access road will make backing out of area homes impossible	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
3	Pave existing gravel driveway instead of removing it	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
4	Changing slope of driveways will not allow emergency vehicles and other large vehicles/trailers access to homes	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
5	ADA access needs to be provided to both trail users and residents	Comment noted. This project complies with ADA.
6	Assurances that access will be available to homes during construction and that driveways will not be damaged	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.

I. Summary of Public Comment Received (continued)		
Item/Topic	City of Sammamish Comments	King County Responses
D. Access (continued)		
7	Provide designs for staircases to be changed/replaced	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
8	Explain how was the shared stair access scenarios were determined by King County	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
9	Access for residents during trail construction	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
10	Concern over access to the Inglewood Beach Club property for members	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
E. Staging Area		
1	Explain where equipment will be stored during construction	Construction staging will occur in the area of the proposed parking lot - not the area of the trail below. The Revised 60-percent Plans show the staging locations.
F. Parking		
1	Re-design rockery to allow for more resident parking	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	Concern over removal of existence residence parking	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
3	Concern that garbage storage area is proposed to be removed	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
4	Explain whether the parking lot will be gated after hours	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
G. Trail Width/ Location		
1	Explain reasoning for proposed trail alignment	Please see the response to the City Comment II.A.1 though 4 below.
2	Trail should not be removed outside existing footprint	Please see the response to the City Comment II.A.1 though 4 below.
3	Clearing and grubbing limits are not designated for a portion of this plan set	Clearing and grubbing limits have been updated in the revised 60-percent Plans.
H. Lighting		
1	Explain lighting plan and how it will affect surrounding residences	City code requires minimum level of lighting for the parking lot entrances off of E Lake Sammamish Parkway, the sidewalk and plaza areas along the edge of the parking, and the ramp from the parking lot to the trail. Illumination will not be provided for the trail. New overhead light fixtures will be set as far back from the western/lake side of the lot while still meeting City code for lighting and landscaping. Homes directly below the 30' tall retaining wall will be shielded from most of the light by the wall itself. Homes to the north and northwest and to the east will be shielded from the new lights by dense tree planting as required by City code.
2	Explain whether there will be lights on the trail or in the parking lot	See the response to I.H.1 above.

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I. Summary of Public Comment Received (continued)		
Item/Topic	City of Sammamish Comments	King County Responses
I. Restroom		
1	Concern of odor from restrooms	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	Concern of aesthetics of restroom facility and that it shouldn't be in view of any residence	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
3	Autolock should be installed to close the facility at night	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
J. Safety		
1	Do not move access road closer to the existing helicopter operations area	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	Unsafe ingress and egress for new parking lot at already challenging intersection	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
3	Parking lot access too close to Kokomo Drive	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
4	County needs to protect homeowners from liability created from trail	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
5	Explain who is patrolling trail, enforcing cyclist speed limit and preventing trespassing on private property	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
6	Trail improvements will increase risk of vandalism, theft and trespassing	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
7	Explain whether homeowners will be allowed to install security gates that align with the County's chain link fence	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
8	Keep cyclists off of private driveways	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.

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I. Summary of Public Comment Received (continued)		
Item/Topic	City of Sammamish Comments	King County Responses
K. Trees		
1	What is the plan for tree retention and minimal tree damage during construction	<p>This project is designed with the goal of enhancing the shoreline and natural environment and preserving trees whenever possible. King County Parks shares your sentiment regarding preserving existing trees and our policy is to avoid impacting significant trees whenever possible. However, there are a number of factors that determine the trail alignment including building the trail within a narrow corridor, steep terrain, and avoiding impacts to environmentally sensitive areas as required by state, local, and federal regulation. Accommodating the wider trail to meet these criteria does require removing some trees to build a trail that is safer and more accessible to people of all ages and abilities. King County's maintenance team only removes trees that are unhealthy or pose a safety risk to the public. The County's contractor only will remove the trees necessary to build the trail.</p> <p>As defined in the Sammamish Municipal Code, significant trees are coniferous trees with a diameter of 8 inches or greater and deciduous trees with a diameter of 12 inches or greater at breast height (DBH), or approximately 4 ½ feet above ground. There were 24 significant trees identified in the area of the Inglewood Hill Road Parking Lot. Of the 24 significant trees assessed by the arborist, 16 significant trees will be removed. Of the 16 significant trees to be removed, 15 are in poor condition and considered non-viable. See the Preliminary Tree Preservation Plans online for: [insert link].</p>
2	The number of trees identified as dead and should be added to remove list	An arborist has inventoried the trees and provided a disposition, as noted above.
3	Narrow trail to retain trees and shrubs where able	See response to City comment II.A.1 through 4
L. Landscaping/Aesthetics		
1	Existing facilities/trail/rockeries are not maintained, moss covered and overgrown	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	No plans shown for landscape restoration after trail completion	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
3	Explain whether homeowners be allowed to plant new landscaping after trail complete	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
4	Replace chain link fence with split rail fence, which exists on other completed portions of the trail	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
M. Signage		
1	Need to designate what is private property	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
N. Utilities		
1	Locate and do not disturb existing water/sewer/power/telephone/cable etc. utilities already existing under and/or above ground	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
O. Privacy		
1	Explain whether locking gates will be added to staircases to maintain privacy	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.

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II. Comments from the Department of Community Development		
Item/Topic	City of Sammamish Comments	King County Responses
A. Trail Design	Staff has reviewed all application materials, public comments, and walked the site. Based on the current landscape of the area and the fact that this project is located within the Shoreline Jurisdiction of Lake Sammamish, it is important to address how the clearing and grubbing activity is limited so as to minimize the adverse impacts on the ecological functions and values of Lake Sammamish as discussed in the policies of the City's Shoreline Master Program (SMP)	See responses to specific comments below.
1 Trail Width	Pursuant to Sammamish Municipal Code (SMC) 21A.30.210(3) and SMC 25.06.020(5), please provide further explanation and documentation as to how the proposed width of the clearing and grubbing limits is the minimum necessary consistent with the findings of the project EIS as well as the standards and requirements of the SMP, SMC, and AASHTO guidelines	AASHTO provides recommendations regarding width but acknowledges the determination of width depends on the volume and types of use. Please see the additional analyses provided in : - Tab 5 Mitigation Sequencing Compliance Narrative - Tab 6 Trail Demand Analysis -Tab 7 Trail Width Analysis Regarding clearing and grubbing limits, King County uses criteria in the Washington State Department of Transportation Construction Manual to establish clearing and grubbing limits. Specifically, Chapter 2 Section SS 2-01.3(1) Clearing states: "Where slope treatment is provided clearing should normally be staked to a distance of 10 feet beyond the limits of the slope treatment with a distance of 5 feet being considered the absolute minimum distance required." Section SS 2-01.3(2) Grubbing states: "The clearing and grubbing limits shall be 5 feet beyond the toe of a fill and 10 feet beyond the top of a cut unless otherwise shown in the Plans." In many areas, King County is proposing the use of retaining walls to reduce the limits of cuts and fills. Where retaining walls are proposed to minimize trail footprint, the clearing and grubbing limits are typically shown at 10 feet beyond the base of a fill wall and top of a cut wall.
2 Speed	Provide information regarding trail design speed and the posted trail speed limit for trail users	The posted speed on trails is 15 mph. The design speed is 18 mph. Tab 7 - Trail Width Analysis includes discussion about design speed guidance.
3 Trail Use Projections	Provide updated trail use projections that were used in assumptions supporting design	Please refer to Tab 6 Trail Demand Analysis.
4 Change in Projections	Provide a narrative describing how trail use projections have changed from projections made in the project EIS	Please refer to Tab 6 Trail Demand Analysis.
B. Trees	Trees are an important resource within the City of Sammamish. The County provided a tree preservation plan in November of 2016 and has tagged trees within the project area as observed by City Staff on a site visit conducted in early April 2017, however an Arborist Report has not been provided as required by SMC. Although SMC 21A.37.230(b) allows for an exemption from City approval when removing significant trees in public rights-of-way, written assessment performed by a qualified professional for the removal and retention of trees and other landscaping needs to be provided consistent with the SMP and SMC.	See below
1 Arborist Report	Pursuant to SMC 21A.37.230 a Certified Arborist shall prepare a written evaluation. The written evaluation or report shall include all trees and landscaping; indicate which significant trees are to be saved, monitored, and removed pursuant to SMC 21A.37 and SMC 25.06; and provide a replanting plan. Please provide an Arborists Report compliant with these code sections.	An arborist report is attached (Tab 9).
C. Critical Areas and Wildlife Habitat	The Watershed Company, on behalf of the City, reviewed associated data/reports in reviewing the critical areas associated with this proposal. It is determined that this proposal avoids impacting critical areas. Please provide the following information for the project file:	See below.
1 Critical Areas Study	One (1) paper copy and one (1) electronic copy of the Critical Areas Study, East Lake Sammamish Master Plan Trail, South Sammamish Segment B prepared by Parametrix in September 2016	The Revised CAS for South Sammamish Segment B is provided under separate cover with this submittal.
2 FEIS Wildlife	The FEIS discusses for example Pileated woodpeckers and other migratory birds however there was no documentation provided with this application that wildlife habitat was considered. Please provide documentation addressing the presence or absence of wildlife habitat in this project area.	Pileated woodpeckers are addressed in the Revised CAS for South Sammamish Segment B.

II. Comments from the Department of Community Development (continued)		
Item/Topic	City of Sammamish Comments	King County Responses
D. Parking Lot	The parking lot and restroom facility is an allowed use as it is necessary to the primary permitted shoreline use of a public recreational use, the ELST Trail. There are a number of items that need to be addressed in regards to the parking facility regarding landscaping, lighting, ADA access and the restroom facility. Please provide additional information as outlined and requested below:	See below.
1 Landscaping		
a	The landscape plan provided in the plan set does not appear to meet the landscaping requirements of SMC 21A.35.060. Update plans accordingly to include the correct maximum distance of no more than 100 feet between any parking stall and landscaping.	Three tree planter islands have been added adjacent to and within the parking rows so that every parking stall is within 100 feet of a tree. Tree islands (2) are now located at the north and south ends of the parallel parking row and a single island has been added in the middle of the perpendicular parking row. See revised 60% plans.
b	Landscaping for the interior of the parking lot facility is considered Type I pursuant to SMC 21A.35.030. For landscaping along street frontages, landscaping shall meet SMC 21A.35.040, 20 feet of Type II landscaping. Please update the project plans to reflect required landscaping.	Interior landscaping has been revised to meet Type I requirements. Type II plantings with an average width of 20 feet is now shown along E Lake Sammamish Parkway. See revised 60% plans.
c	A berm(s) shall be incorporated into the parking lot for the purpose of shielding headlights from adjoining residential areas. Pursuant to SMC 21A.35.070(1) the berm shall not exceed a slope of two horizontal feet to one vertical foot (2:1). Update plan set to meet this requirement.	All parking stalls will be about 5 feet below the elevation of E Lake Sammamish Parkway. That grade differential, combined with landscaping, will effectively shield headlights from the properties to the east side of the parking lot. It is not possible to construct berms along the north and west sides of the parking lot because the topography slopes down steeply and retaining walls are required to provide a relatively level parking facility. The elevation of the parking lot will be at about the roof top elevation of the Houses to the west (lake) side. Dense evergreen trees will be planted along the north side of the parking lot to shield headlight from the single home there. There are no residences to the south of the parking lot. King County Parks owns several parcels directly to the south. Existing trees on those parcels will remain.
2 Lighting	Based on the information provided in the Preliminary Illumination Technical Memo provided to the City of Sammamish on November 30, 2016 it appears that the lighting standards in SMC 21A.30.230 are being met although the Memo does reference an incorrect code subsection. There was no mention of how the illumination plan meets SMC 25.06.020(6) for light and glare within the shoreline jurisdiction. Please update the Preliminary Illumination Technical Memo to take into consideration shoreline regulations, remove the incorrect reference to SMC 21A.30.220, include alternative lighting options addressed in SMC 21A.30.230 such as solar or motion sensor lighting where appropriate, and address SMC 21A.40.110(7) off-street parking plan lighting requirements.	An updated Illumination Technical Memo (dated June 16, 2017) is attached with these comment responses (Tab 10). Incorrect references to City code have been removed and more detail regarding how the proposed illumination system complies with SMC 25.06.020 (6) (addressing light and glare), 21A.30.230 (addressing solar power and motion detection), and 21A.40.110(7) (addressing areas required to be illuminated and minimization of off-site lighting) has been added.
3 ADA Access	Pursuant to SMC 21A.40.060, the parking lot facility shall provide handicap parking stalls (shown on plan set currently) and access to the trail/restroom facility. Please provide additional information in narrative and/or updated project plans to reflect the proper ADA accessibility requirements.	This is not a shoreline issue. Proposed final grade spot elevations will be added to drawing AL1 for the construction permit set demonstrating compliance with ADA requirements (less than 5% longitudinal slope except at curb ramps and less than 2% cross slopes) for City compliance review.
4 Restroom Facility	Detailed plans of the restroom facility are not required for the shoreline substantial development permit process. However, we respectfully ask that a dimensioned footprint with proposed directional placement be provided if available.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to such comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
E. Maintenance	Numerous comments were provided from the public regarding maintenance of the facility and trail. Upon completion of Staff's review of the application materials, it is not clear that maintenance of the trail or parking lot facility has been addressed.	See below.
1 Maintenance Schedule	Provide information regarding the anticipated maintenance schedule for the trail and associated facilities including but not limited to the parking lot and restroom facility pursuant to SMC 21A.30.220.	On past segments, King County has provided the City of Sammamish with an update to its project-specific Vegetation Management Plan. This plan identifies practices, policies, and procedures for addressing hazard trees, maintaining vegetation at intersections within sight distance triangles and along the trail corridor, addressing noxious weeds, and maintaining drainage features (ditches, pipes, culverts). King County is currently redesigning drainage to comply with the most current stormwater regulations. When drainage features are defined at 90% design, King County can provide a project-specific update to the Vegetation Management Plan, including the requested maintenance schedule. Please note that the provisions of SMC 21A.30.220 are applicable to "private ownership."

II. Comments from the Department of Community Development (continued)		
Item/Topic	City of Sammamish Comments	King County Responses
F. Ownership	Numerous comments were provided from the public regarding ownership. Although the County provided sufficient information to the City regarding ownership it would be beneficial if a written narrative that is easy to understand to the layperson and less technical were provided in addition to the information already received.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
1 Narrative	Please provide a narrative regarding the history and current ownership of the Trail ROW as it relates to the real property include in this proposal. Please work with a public relations professional to ensure the narrative, which should tell the story behind the establishment of the rail corridor, the abandonment of the rail use, the rail-banking, the conversion to an interim trail, and the development of the current proposed trail, is understandable by the average community member. This narrative will be very helpful in clarifying the ownership questions that have been raised through public comment.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
III. Comments from the Parks and Recreation Department		
Item/Topic	City of Sammamish Comments	King County Responses
A. Lighting	Lighting should be carefully reviewed as this is likely to be of concern to neighbors. This includes both parking lot lighting and headlight glare. A modification of the lighting standards may be appropriate in this location to allow reduced parking lot lighting, although this must be requested by the applicant. Park operation (trail) is dawn to dusk, so lighting may not make sense, perhaps other than restroom security lighting, if any.	See responses to Comment II.D.2 regarding design of the new illumination system.
B. Signage	Signage should address previous neighborhood issues of bike trail users using Kokomo Drive to enter and exit the trail. Signage was recently placed, maintain this signage and consider adding additional signage on the trail to indicate the proper exit point for southbound non-motorized traffic.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
C. Neighbor Concerns		
1	Address the concern about ADA access to the trail for a disabled resident using a wheelchair who currently uses a driveway that is proposed for re-configuration/removal.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	Address emergency and service vehicle access.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
D. Jobe	Previous issues discussed with Jobe's and also of concern to other residents:	See below.
1	Illegal driveway usage by cyclists and pedestrians	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
2	Design of parking lot bike access	Bike access between the trail and the parking lot is provided via a ramp as can be seen on drawing AL1.
3	Approved helicopter landing area, and the screen that current trees provide to prevent debris from flying around upon take-offs and landings. Address the concern about removal of trees/landscaping barrier and how that will affect the safety of trail users and the helicopter/operator.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
4	Hang out zone due to the trail having a wood fence at a height suitable for sitting, people use it as a sitting hang out zone.	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.
5	Cyclists and walkers using trail after Park hours	Not a shoreline comment: This comment is not relevant to the City's review of the shoreline substantial development permit application as it addresses matters outside the scope of the Shoreline Management Act and the City of Sammamish Shoreline Master Program. The County will separately respond to public comments received as part of the SSDP review process that are outside the scope of this permit application in the summer or fall of 2017.

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IV.	Comments from the Public Works Department	
	Please refer to Tab 2	
V	Comments from East Fire and Rescue	
	Please refer to Tab 3	
VI	Comments from Sammamish Plateau Water	
	Please refer to Tab 4	